

**OMNIPLEX SITE**

South Bend, St. Joseph County, IN  
Revised October 3, 2000

**Site Location and Description**

This site is located at 1408 Elmwood Avenue in South Bend and encompasses approximately 16 acres. The facility is in deteriorating condition.

Zip Code: 46628

**Site Uses and Past Activities**

From approximately 1880 until 1922, the site had been primarily used as a commercial brewery by several different companies. After that time, attempts had been made by various commercial developers to transform the property into a light industrial/commercial complex. Most of the occupancy, however, has been limited to use of existing office space.

**Contaminants and Impacts**

No assessments or sampling activities have yet been completed at this site in conjunction with the grant funds awarded. Therefore, the type and extent of contamination, if any exists, are currently unknown. However, a limited Phase I Site Assessment was performed in 1994, which identified areas of concern to be addressed with sampling (e.g., underground storage tank/above ground storage tank investigation, asbestos investigation, miscellaneous soil borings.)

**Lead Agency**

IDEM in conjunction with the Indiana Development Finance Authority

**Community Concerns**

The property is currently in an area of blight, crime and declining property values. The deteriorating structures are an eyesore. The community hopes that once the environmental issues are identified and resolved, reuse of this site will contribute to revitalizing some of the struggling, surrounding neighborhoods. Plans for the remediated and renovated building include a small business incubator and a neighborhood services center.

**Actions Taken**

The City of South Bend was awarded an Indiana Brownfields Site Assessment Grant by the Indiana Development Finance Authority in September 2000. The awarded funding will help assess environmental conditions at the property and potential liabilities.



Indiana Department of Environmental Management  
Office of Land Quality

**Current Status**

The State is anticipating notification of on-site activities and the receipt of the assessment reports generated from the Phase I and/or Phase II investigation activities.

**Future Actions**

IDEM staff will provide oversight for on-site assessment activities to ensure compliance with the proposed work plan. IDEM staff will review the assessment documents submitted to the State to ensure environmental objectives are met and discuss future steps as necessary to facilitate the City of South Bend's redevelopment efforts.

**Cost Estimates**

Amount of grant awarded: \$35,382

**For More Information**

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